

# GRAY LAKE DREAM HOME

733, TENNY AVENUE, KANSAS CITY, KANSAS, 66101



VICINITY MAP  
NOT TO SCALE



RENDERING  
FOR ILLUSTRATION ONLY



RENDERING  
FOR ILLUSTRATION ONLY

## GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

## BUILDING DESIGN AND CODE DATA:

NOTE: THIS WAS A PURPOSE DRAWING Branch Circuitry and Panel designations to be designed and installed by certified local electrician. L.S. (NFPA 101 LIFE SAFETY CODE) AS APPLICABLE.

- APPLICABLE BUILDING CODES:
- 2018 International Residential Code
  - 2018 International Building Code
  - 2018 International Mechanical Code
  - 2018 Uniform Plumbing Code
  - 2017 National Electrical Code
  - 2018 International Fire Code
  - 2018 International Energy Conservation Code
  - 2018 International Property Maintenance Code
  - 2018 NFPA Life Safety Code

**CONSTRUCTION TYPE: (BASED ON CHAPTER 5 OF THE IBC)**

CONSTRUCTION TYPE: V B  
FIRE RATINGS FOR BUILDING ELEMENTS (BASED ON SECTION 602.1 & TABLES 601 & 602 OF THE IBC):

**FIRE PROTECTION SYSTEMS SUMMARY:**  
AN AUTOMATIC FIRE SPRINKLER SYSTEM AS DESCRIBED PER IBC SECTION 903 IS NOT REQUIRED.

OWNER: CHEVY JOHNSON  
PROJECT: GRAY LAKE DREAM HOME  
ADDRESS: 733 TENNY AVENUE, KANSAS CITY, KANSAS, 66101

WATER/SEWER: PUBLIC/SEPTIC TANK  
BUILDING PERMIT: KANSAS  
ZONING: R-1  
COUNTY: WYANDOTTE  
OCCUPANCY CLASSIFICATION USE:

LOT AREA: 3485 SQ.FT  
BUILDING AREA: 1000 SQ.FT

DESIGNER: ASWIN KUMAR  
DESIGN CONSULTANT: TRANSFORMATIVE CONSTRUCTION  
BUILDER: TBD  
ENGINEERING: ARMENTROUT MATHENY THURMOND, P.C.  
ADDRESS: OAKBROOK CORPORATE CAMPUS  
330 RESEARCH DRIVE, SUITE A240  
ATHENS, GEORGIA 30605-2760  
MR. MICHAEL B. THURMOND, PE  
TEL: 706-548-8211

CONTACT: MR. MICHAEL B. THURMOND, PE  
TEL: 706-548-8211

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ARCHITECT SEAL:

PROJECT  
SUMMARY

SCALE @ 24" X 36"  
DATE: 10-16-2024  
DRAWN BY: AK

GRAY LAKE DREAM  
HOME

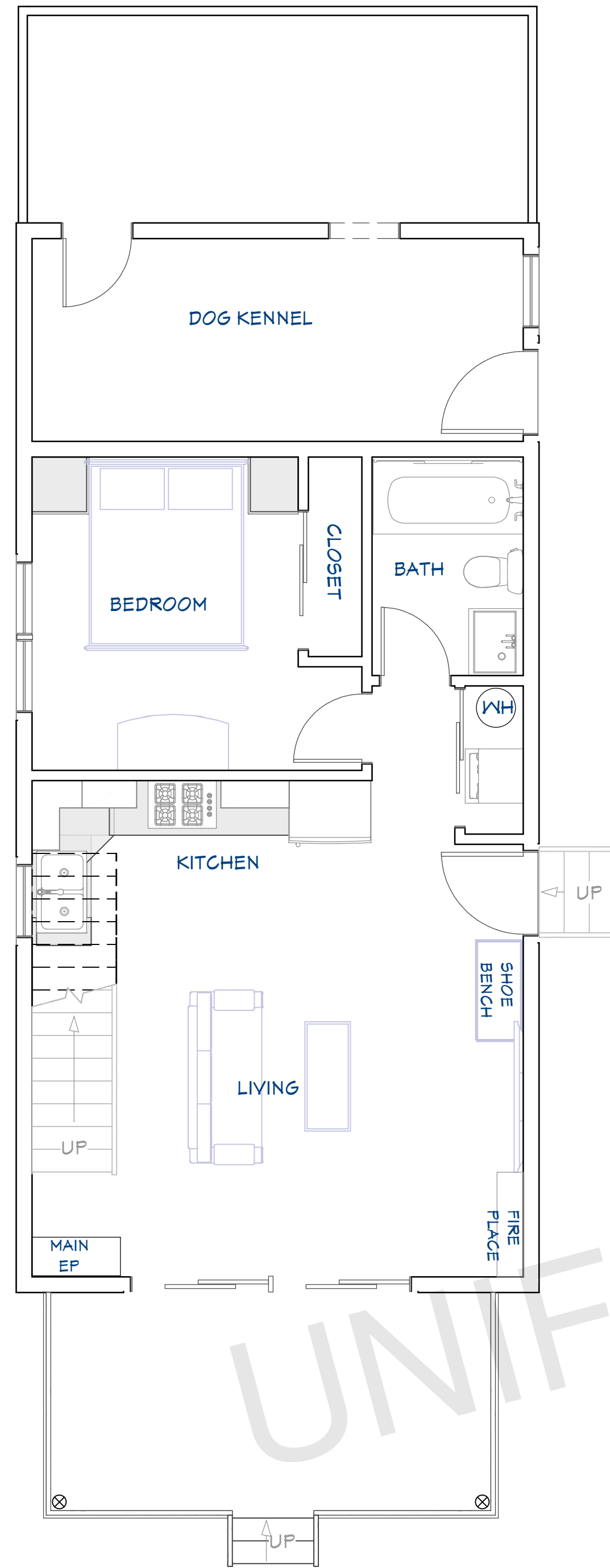
8735 Dunwoody Place  
#6694, Atlanta, GA 30350  
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Ph: 302 889 1886

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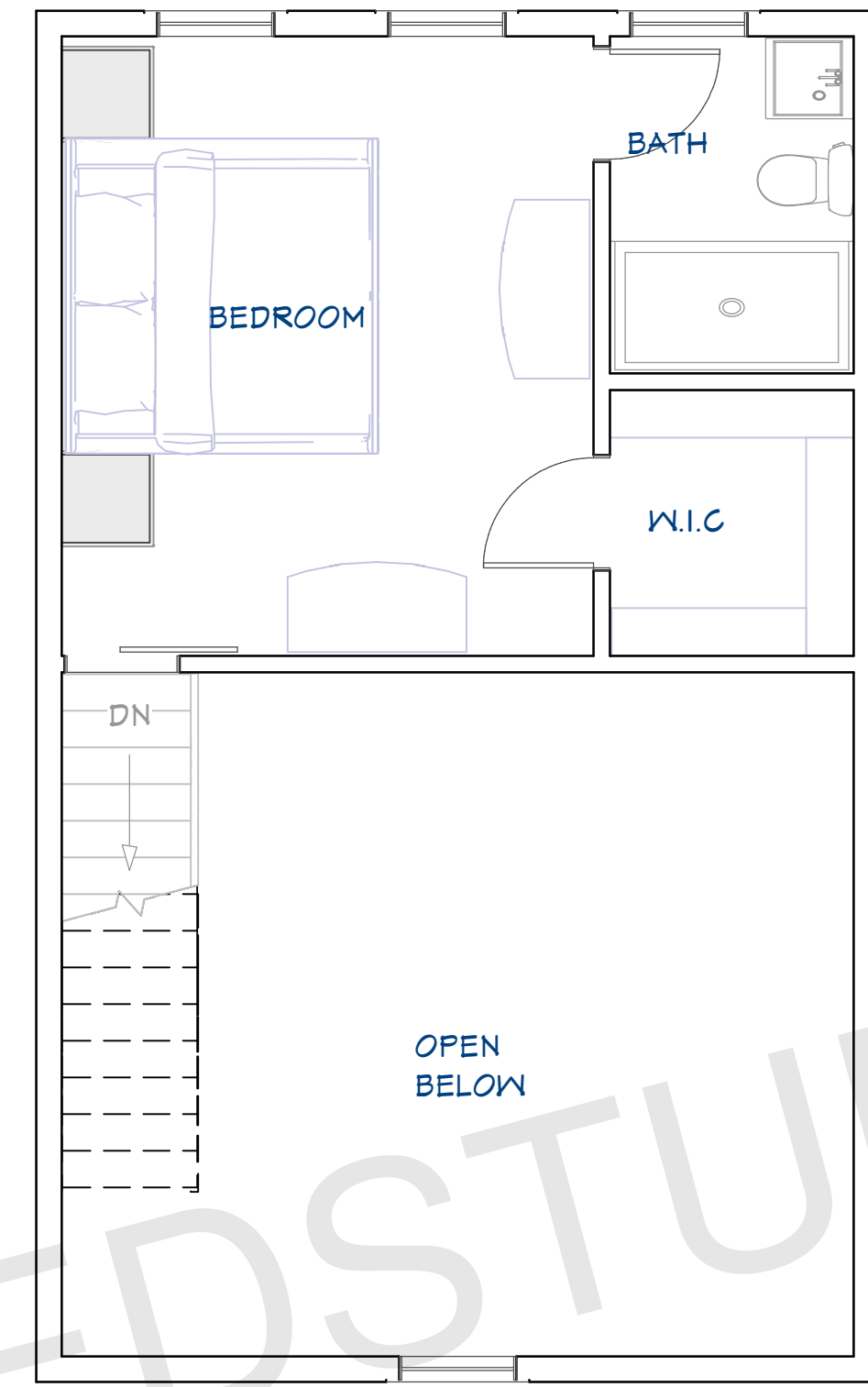
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G01

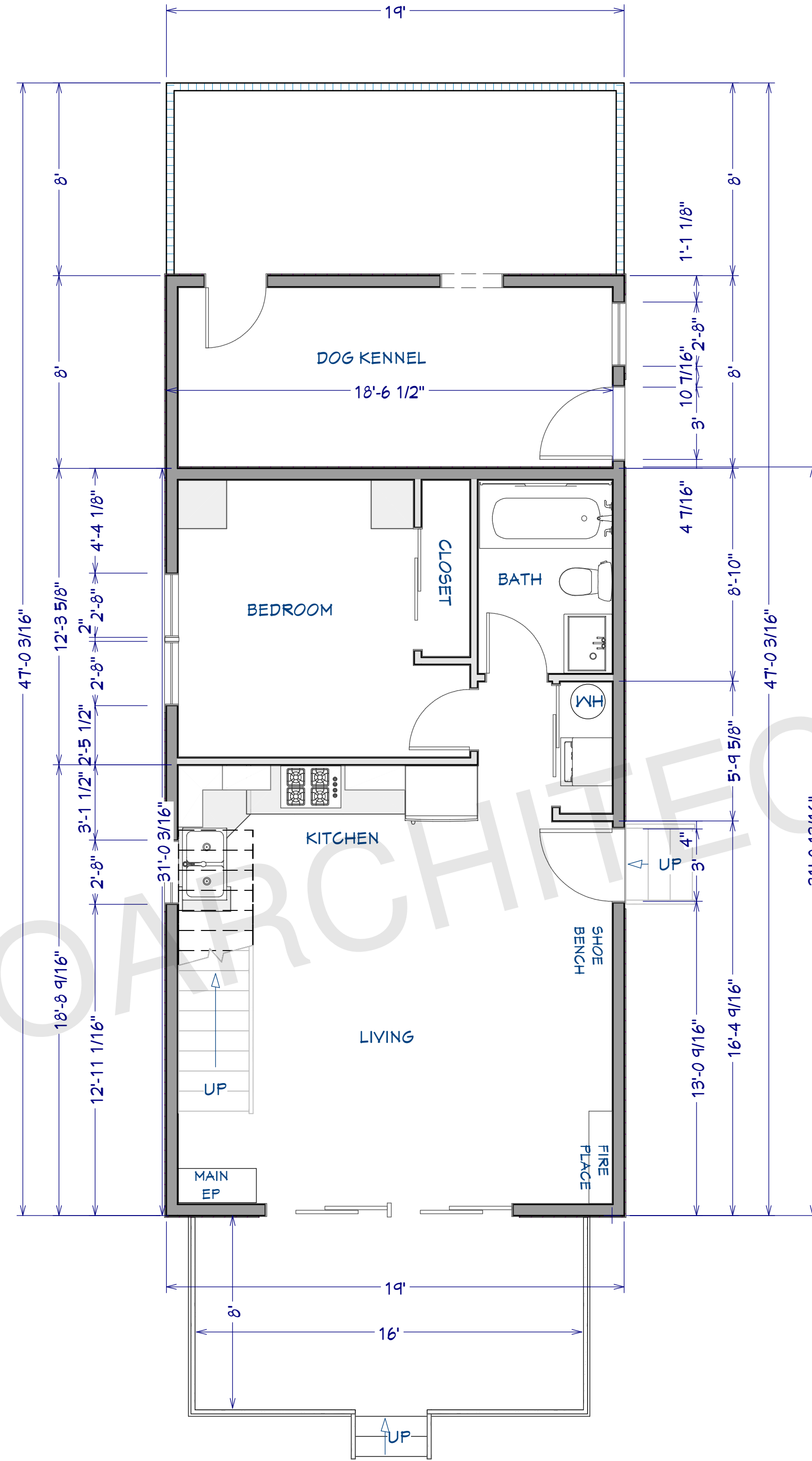




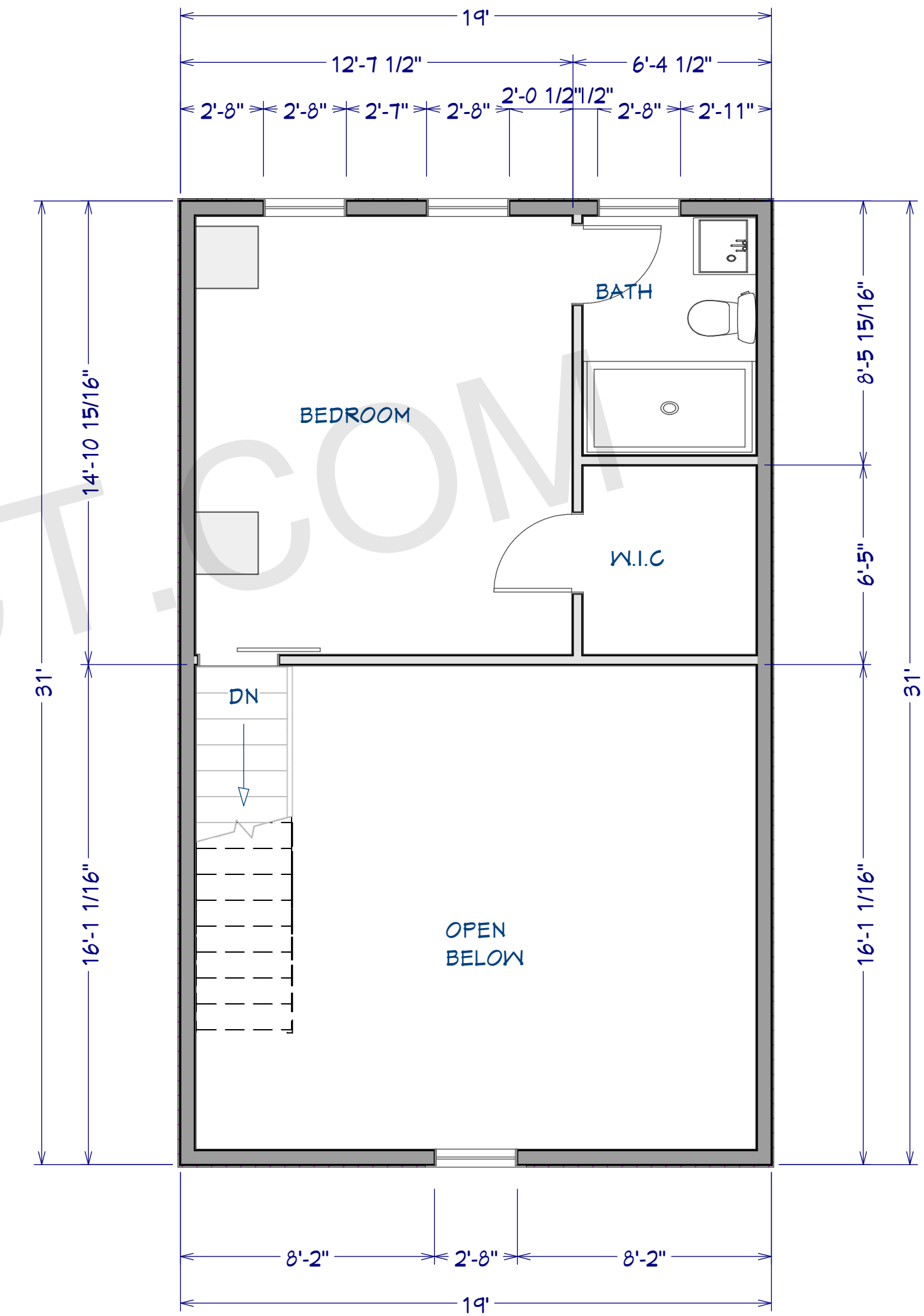
**PROPOSED FIRST FLOOR PLAN**  
1/2"=1'



**PROPOSED SECOND FLOOR PLAN**  
1/2"=1'



**DIMENSIONED PLAN-  
FIRST FLOOR**  
1/4"=1'



**DIMENSIONED PLAN-  
SECOND FLOOR**  
1/4"=1'

**FLOOR PLAN NOTES:**

- 1 ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER.
- 2 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

ARCHITECT SEAL:

**FLOOR PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

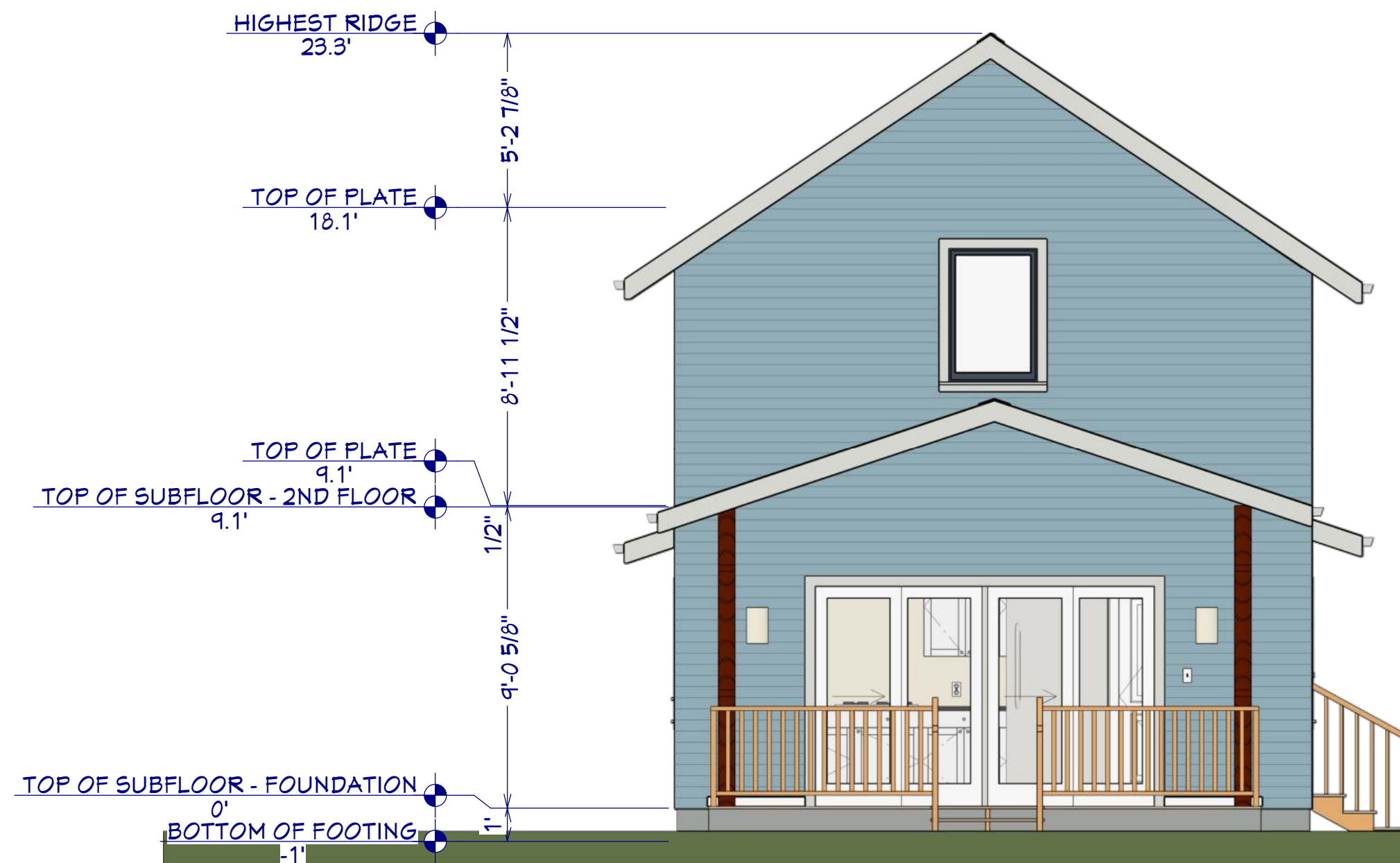
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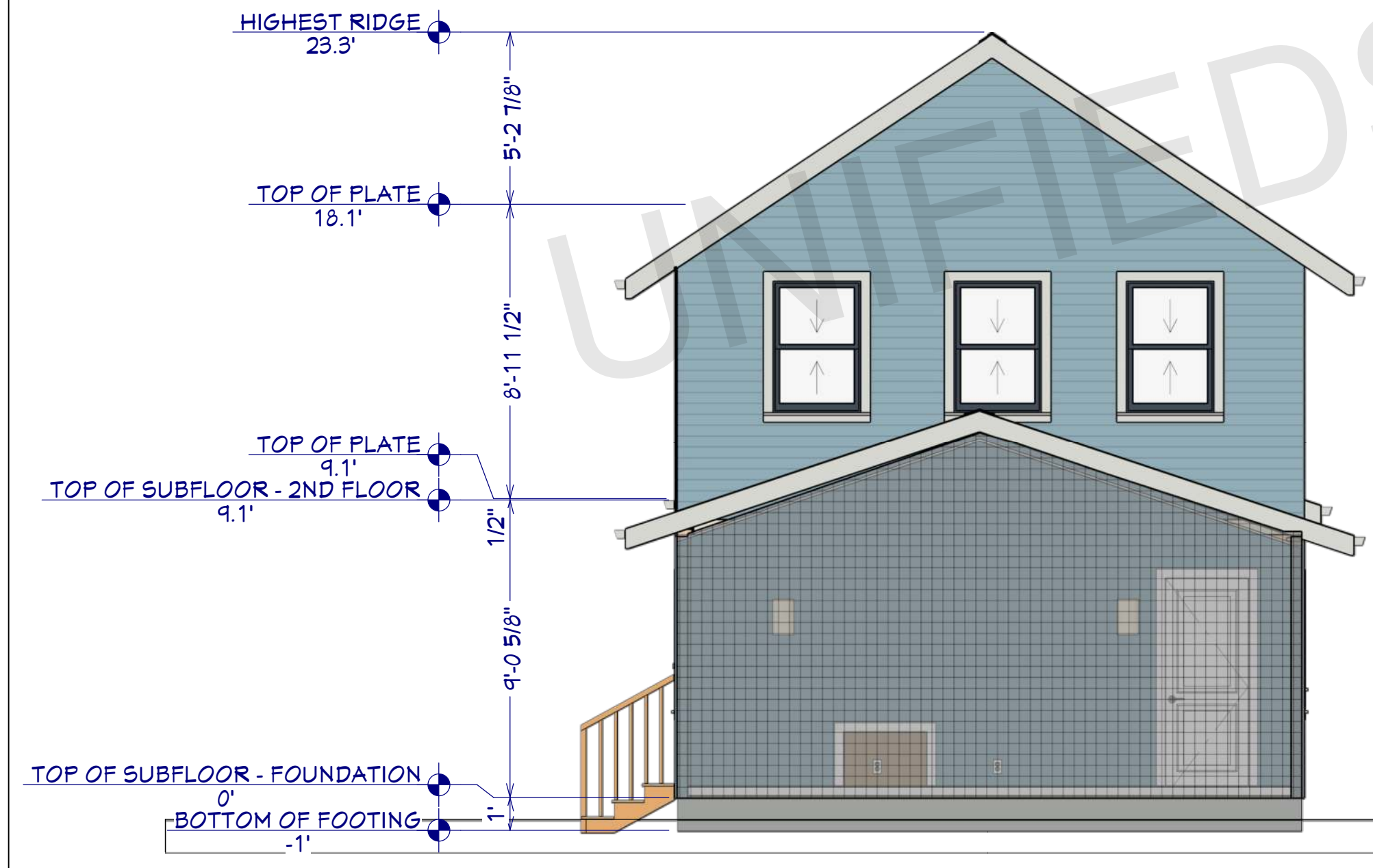
**A02**



**FRONT ELEVATION**  
1/4"=1'



**RIGHT SIDE ELEVATION**  
1/4"=1'



**REAR ELEVATION**  
1/4"=1'



**LEFT SIDE ELEVATION**  
1/4"=1'

ARCHITECT SEAL:



**ELEVATION**

SCALE @ 24" X 36"

DATE: 10-16-2024

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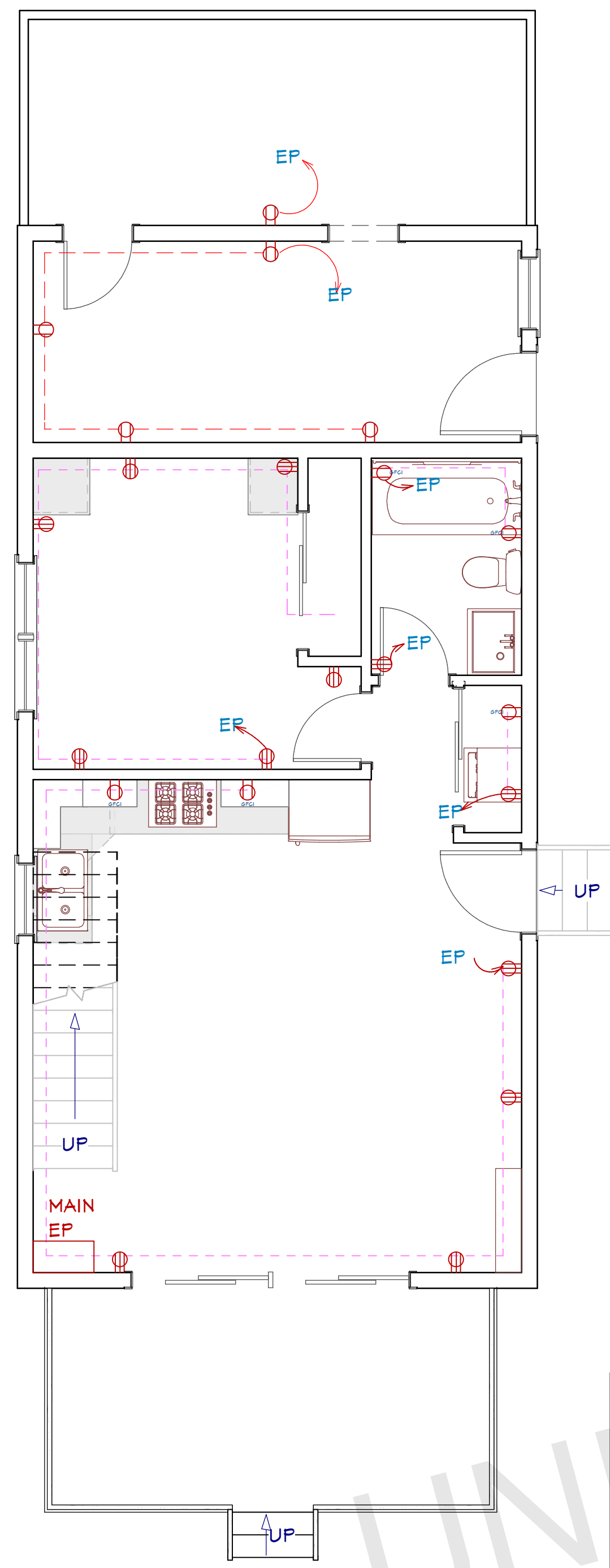
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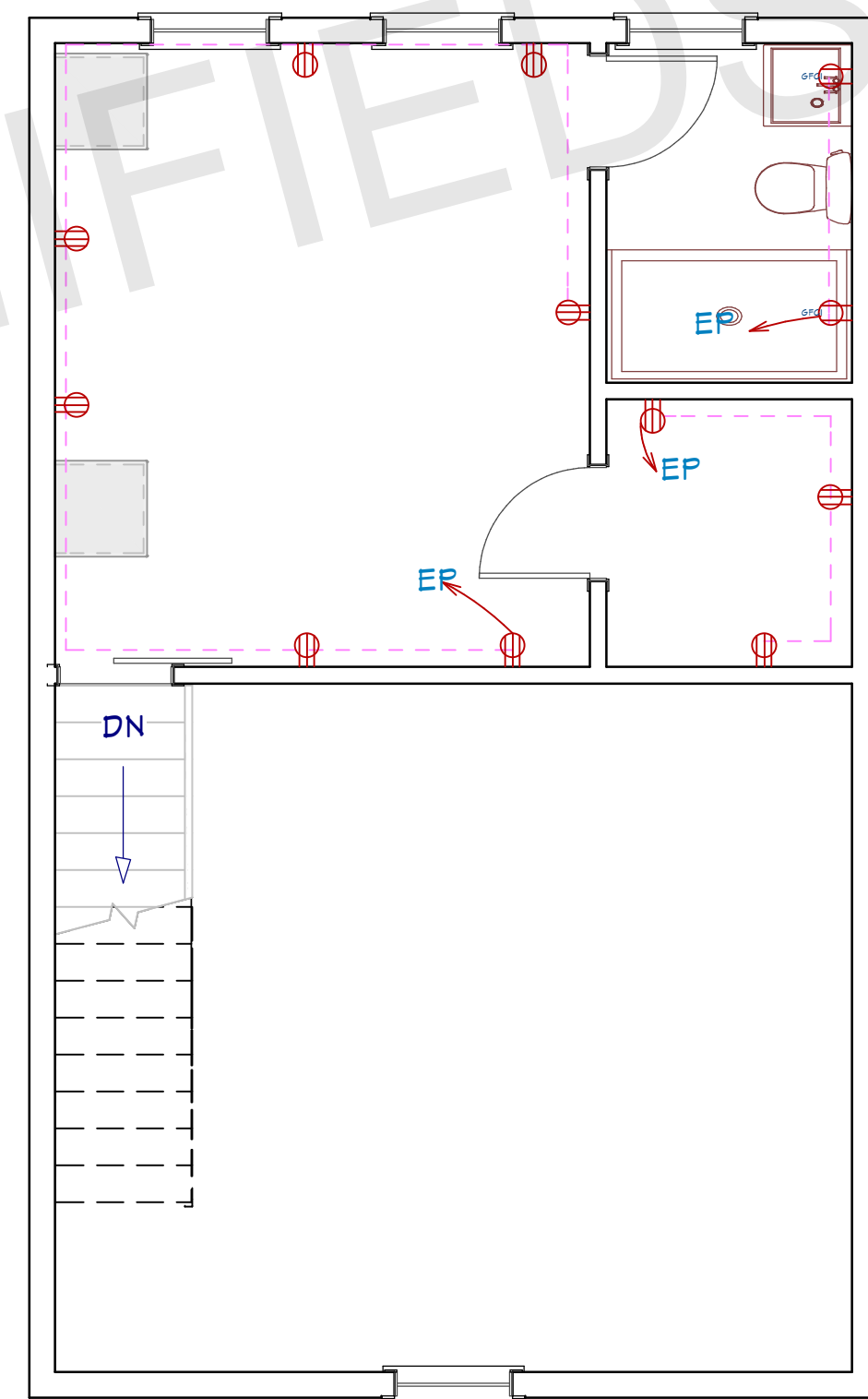
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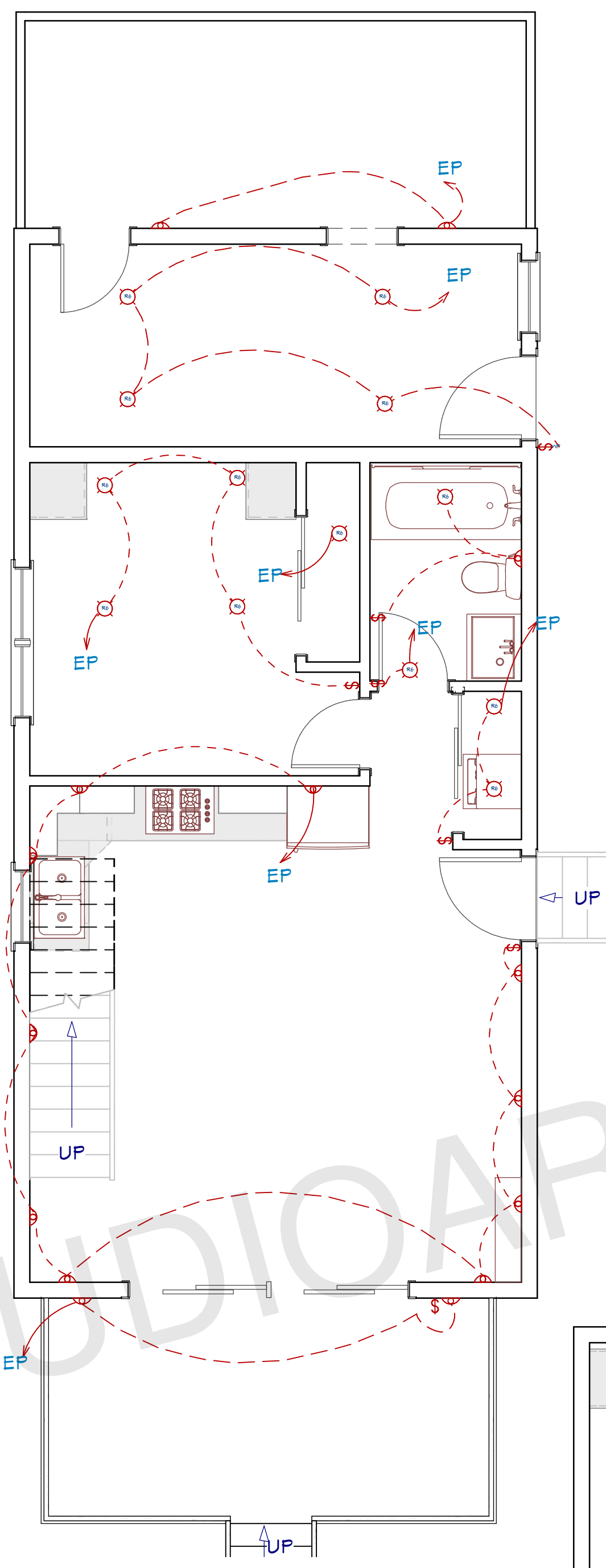




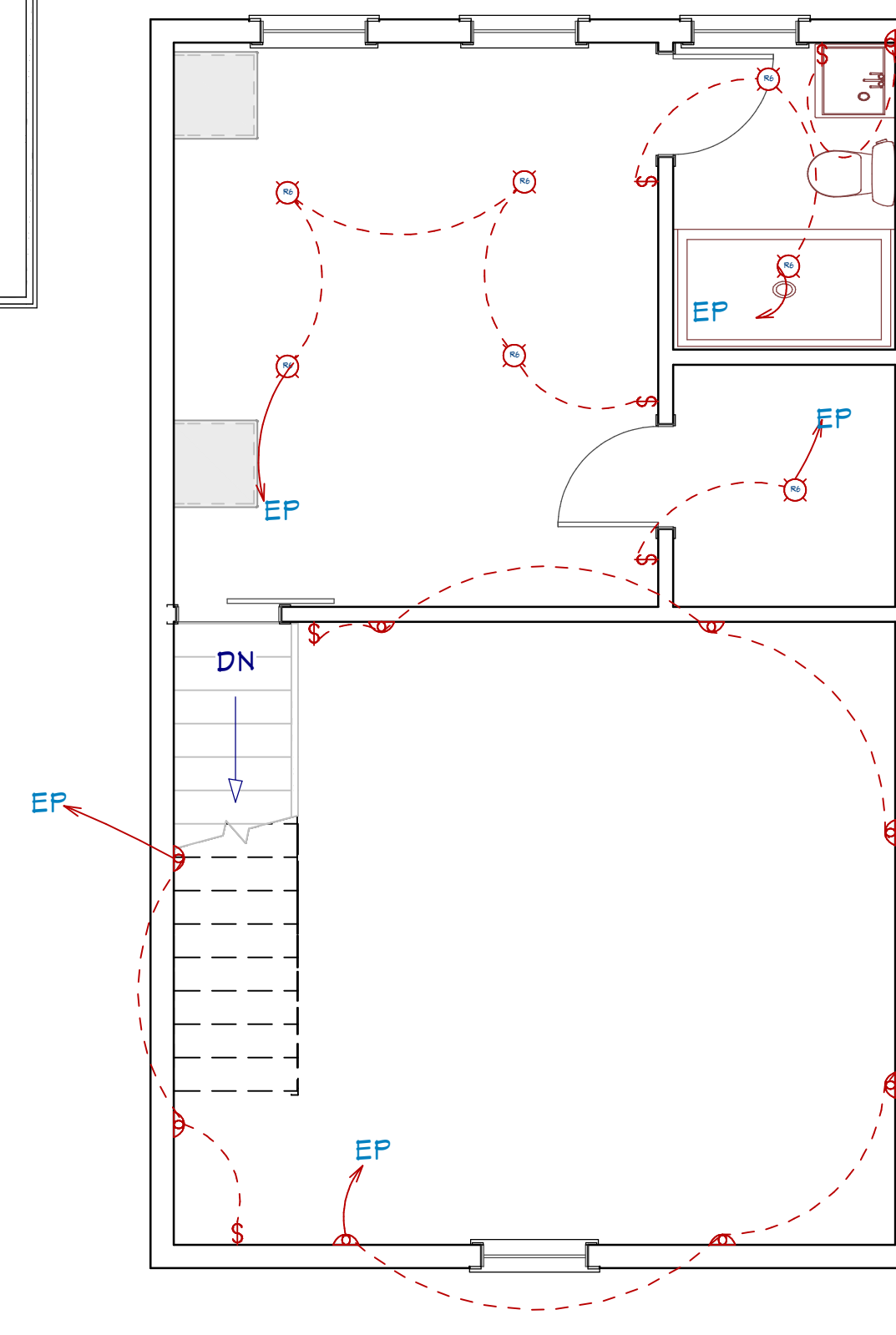
**POWER PLAN  
FIRST FLOOR**  
1/4"=1'



**POWER PLAN  
SECOND FLOOR**  
1/4"=1'



**LIGHTING PLAN  
FIRST FLOOR**  
1/4"=1'



**LIGHTING PLAN  
SECOND FLOOR**  
1/4"=1'

**ELECTRICAL LEGEND**

- 110V OUTLET (RECEPTACLES)
- CONNECTION
- CFGI OUTLET
- HOME RUN
- ELECTRICAL PANEL
- LED LIGHT
- WALL MOUNTED LIGHT
- SWITCHES
- TV OUTLET
- TELEPHONE OUTLET

**NOTE:**

BRANCH CIRCUITRY AND PANEL DESIGNATIONS TO BE DESIGNED AND INSTALLED BY CERTIFIED LOCAL ELECTRICIAN

**ABBREVIATIONS AND CALLOUTS (TYP.)**

Δ	DELTA	IU-X	INDOOR UNIT
γ	WYE	J/JB	JUNCTION BOX
A	AMPS	kcmil	THOUSAND CIRCULAR MIL
AC	ALTERNATING CURRENT	KEF-X	KITCHEN EXHAUST FAN
AD	ACCESS DOOR	kW	KILOWATT
AFCI/AFI	ARC FAULT CIRCUIT INTERRUPTER	L-X	LOUVER (POWERED)
AFF	ABOVE FINISH FLOOR	LED	LIGHT EMITTING DIODE
AHU-X	AIR HANDLING UNIT	MAU-X	MAKE UP AIR UNIT
AIC	AMPERE INTERRUPTING CAPACITY	MAX	MAXIMUM
AJD	ADJUSTABLE	MCA	MAX. CIRCUIT AMPERAGE
AL	ALUMINUM	MCB	MAIN CIRCUIT BREAKER
AOR	ARCHITECT OF RECORD	MCC	MOTORIZED CONTROL CENTER
ATS	AUTOMATIC TRANSFER SWITCH	MIN	MINIMUM
BC-X	BRANCH CONTROLLER	MIU-X	MULTI-SPLIT INDOOR UNIT
BKR	BREAKER	MLO	MAIN LUGS ONLY
BOD	BASIS OF DESIGN	MOCP	MAX. OVERCURRENT PROTECTION
CB	CIRCUIT BRANCH	MOU-X	MULTI-SPLIT OUTDOOR UNIT
CLG	CEILING	MOD	MOTORIZED DAMPER
COMP-X	COMPRESSOR	N	NEUTRAL
CU	COPPER	N/A	NOT APPLICABLE
CU-X	CONDENSING UNIT	NC	NORMALLY CLOSED
DC	DIRECT CURRENT	NO	NORMALLY OPEN
DIM	DIMMER	OU-X	OUTDOOR UNIT
DWGS	DRAWINGS	PNL	PANEL
EDH	ELECTRICAL DUCT HEATER	PIU-X	POWERED INDUCTION UNIT
EF-X	EXHAUST FAN	RMS	ROOT MEAN SQUARE
EOR	ENGINEER OF RECORD	RTU-X	ROOFTOP UNIT
EX	EXISTING	SF	SQUARE FEET
FA	FIRE ALARM	SWBD	SWITCHBOARD
FAA	FIRE ALARM ANNUNCIATOR PANEL	TP	TAMPER PROOF
FACP	FIRE ALARM CONTROL PANEL	TV	TELEVISION
FCU-X	FAN COIL UNIT	TYP	TYPICAL
FD	FIRE DAMPER	UG	UNDERGROUND
FSD	FIRE/SMOKE DAMPER	UH-X	UNIT HEATER (ELECTRIC)
FT	FEET	V	VOLTS
G/GRND	GROUND	VA	VOLT-AMPERES
GEN	GENERATOR	VAV-X	VARIABLE AIR VOLUME UNIT
GFCI/GFI	GROUND FAULT CIRCUIT INTERRUPTER	VMD	VOLUME DAMPER (MANUAL)
GUH-X	GAS UNIT HEATER	VFD	VARIABLE FREQUENCY DRIVE
H/C	HEATING COIL	W	WATTS
HP	HORSEPOWER	W/	WITH
HP-X	HEAT PUMP	WH-X	WATER HEATER
HR	HOUR	WP	WEATHERPROOF
HZ	HERZ	XFMR	TRANSFORMER
IG	ISOLATED GROUND	XP	EXPLOSION PROOF
IN	INCHES	Z	IMPEDANCE

ARCHITECT SEAL:

**ELECTRICAL  
PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

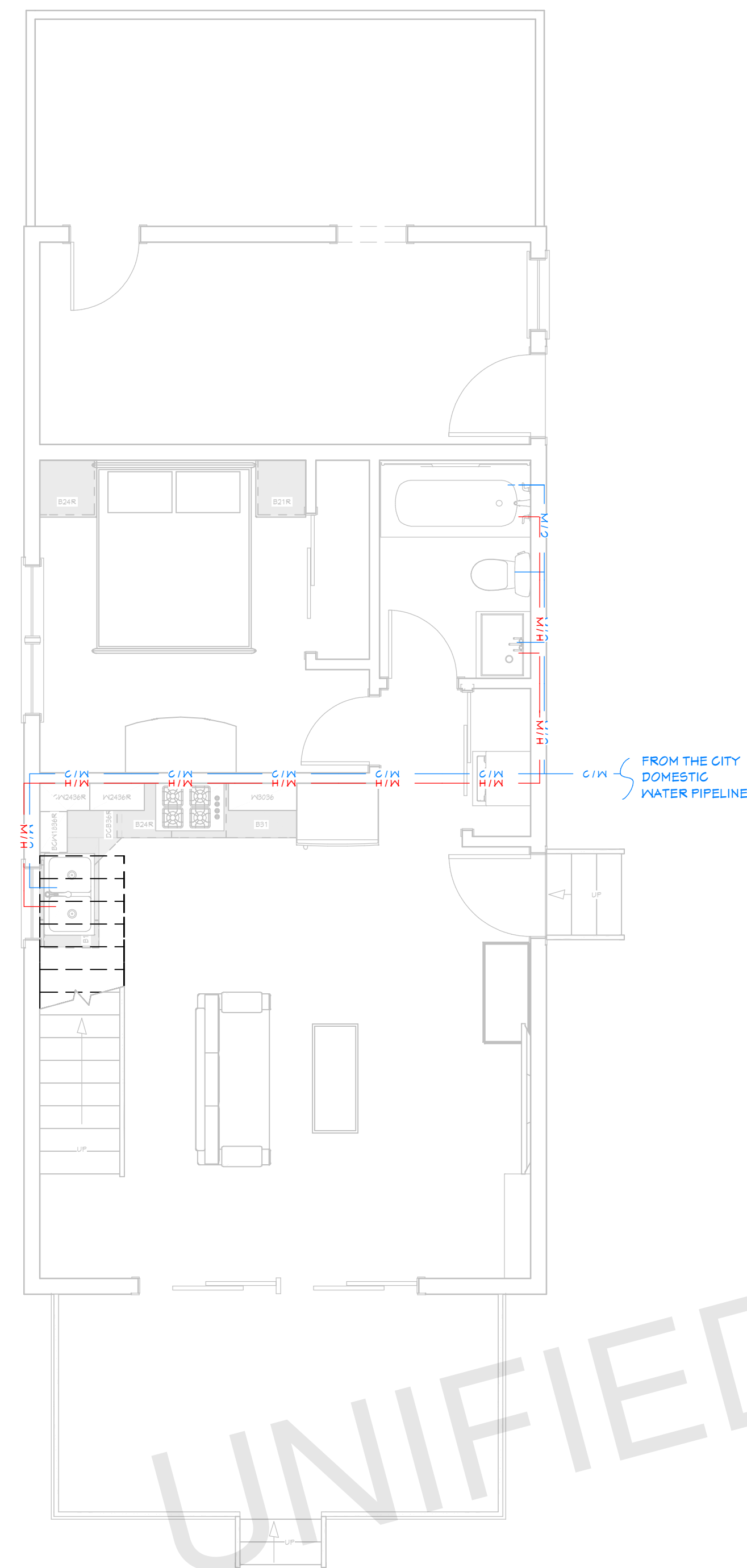
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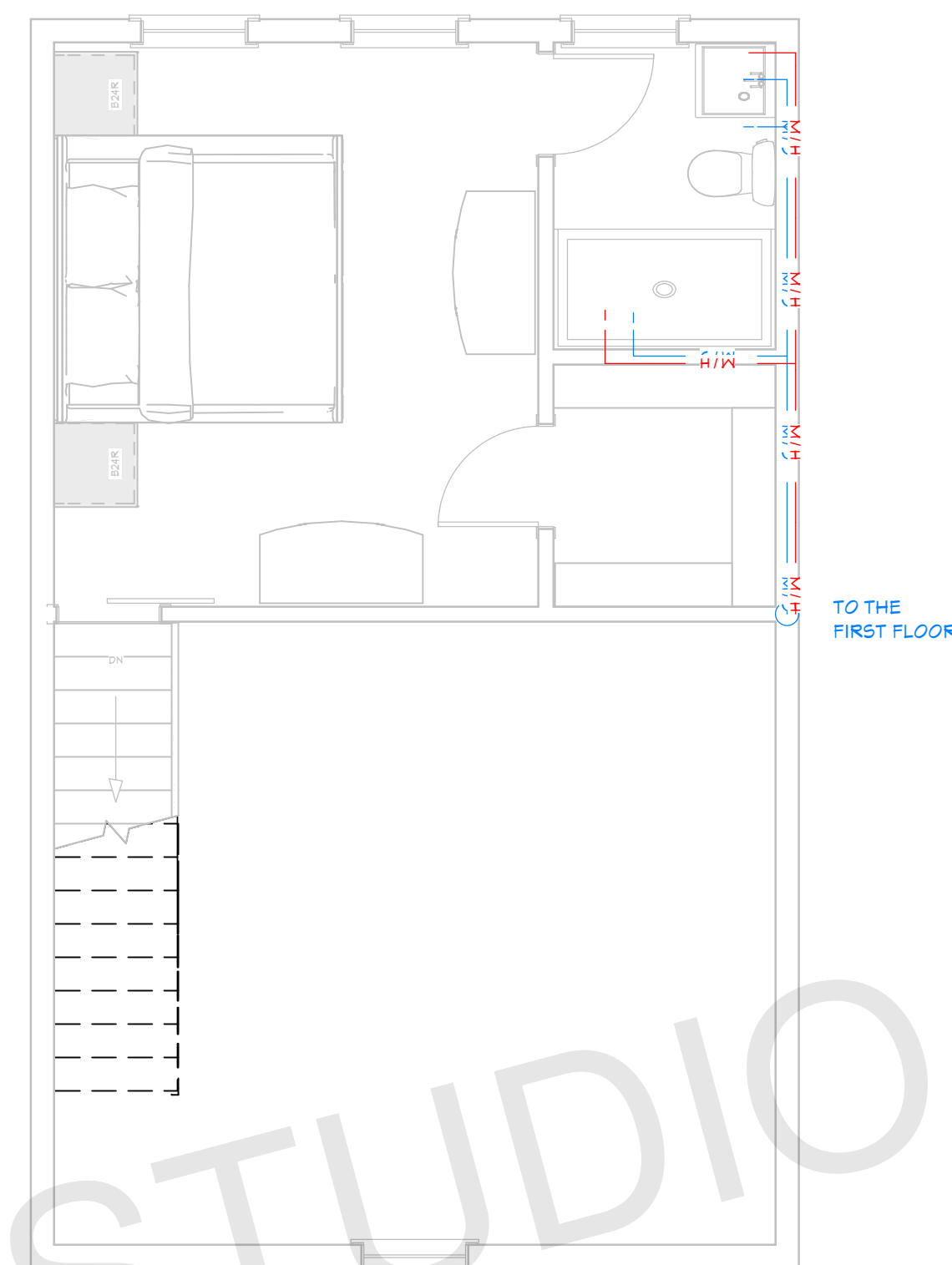
SHEET NUMBER

**A09**



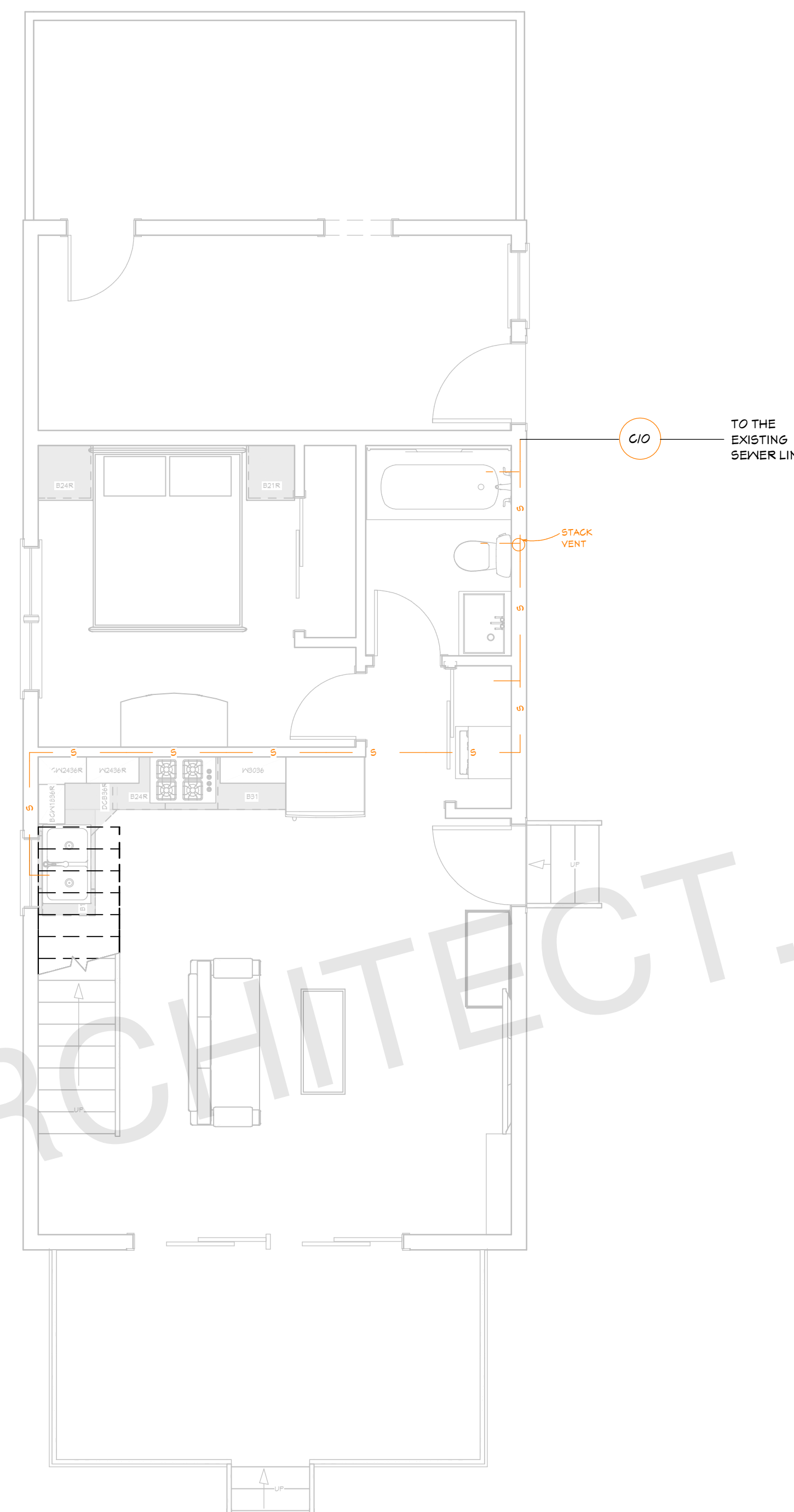
**DOMESTIC PIPELINE PLAN  
FIRST FLOOR**

1/4"=1'



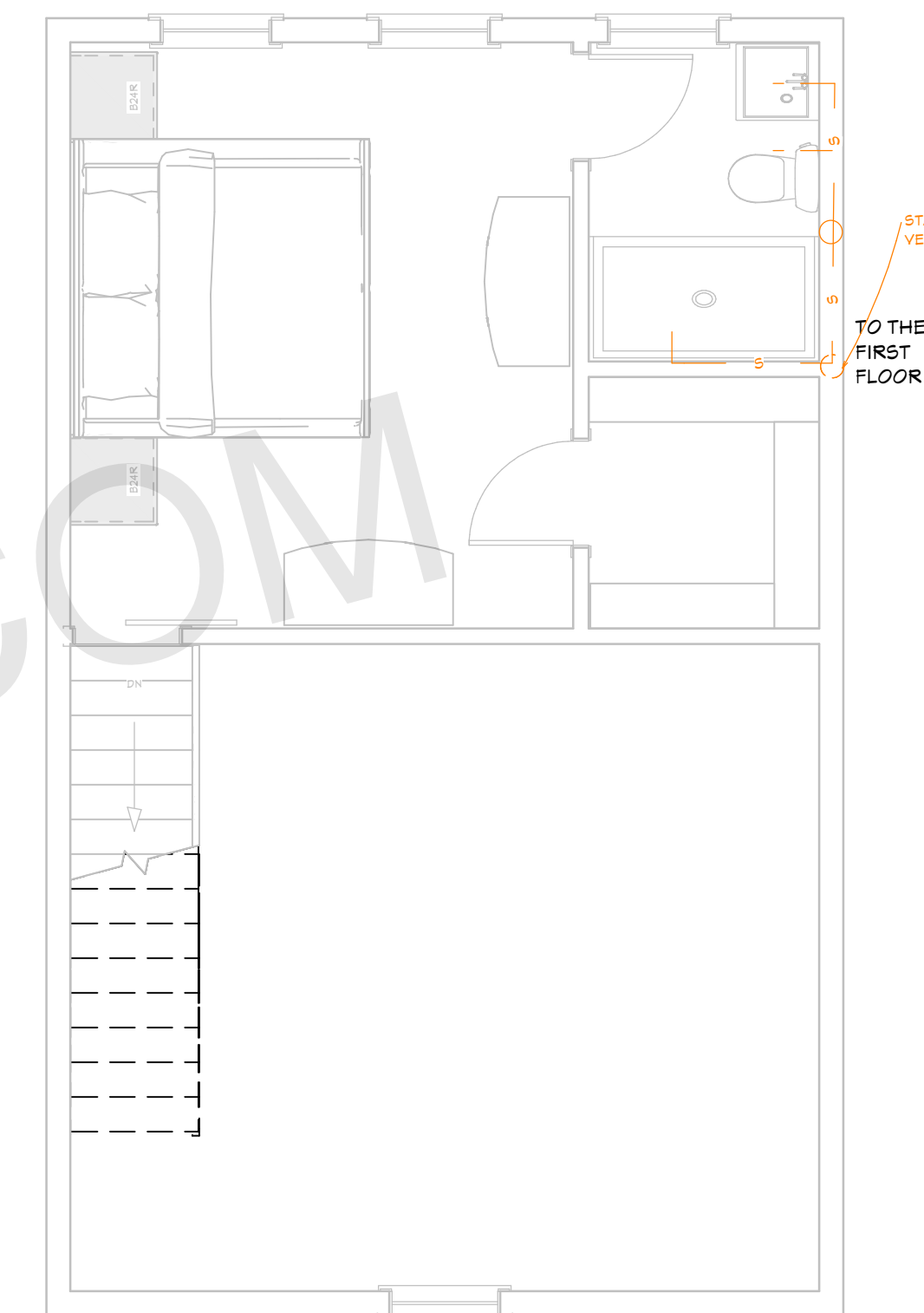
**DOMESTIC PIPELINE PLAN  
SECOND FLOOR**

1/4"=1'



**SEWER PLAN  
FIRST FLOOR**

1/4"=1'



**SEWER PLAN  
SECOND FLOOR**

1/4"=1'

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— HW —	HOT WATER, COPPER TYPE L, OR CPVC
— W —	COLD WATER, COPPER TYPE L, OR PVC
— SS —	WASTE, PVC, SCHEDULE 40 (DWV)
— — —	VENT, (DWV)

PIPE SIZES:	
Cold Water Pipe Line	= 3/4"
Hot Water Pipe Line	= 1/2"
Sewer Pipe	= 2.5"
Main sewer Pipe	= 3"
Vent	= 2"

**General Notes:**

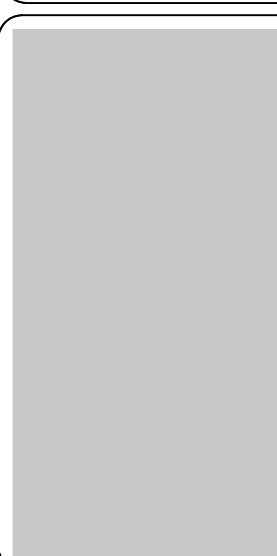
- Selection of Cleanout Locations:
  1. The contractor shall select and provide suitable cleanout locations as per the plumbing layout and site conditions.
  2. Cleanouts must be installed at the base of all vertical soil and waste stacks.
  3. Cleanouts should be located at every change in direction greater than 45 degrees and at intervals not exceeding 100 feet for horizontal drainage piping.
  4. Cleanouts must be easily accessible for maintenance and inspection.
  5. Exterior cleanouts should be placed at least 3 feet from the foundation wall.
  6. All cleanout locations must comply with local plumbing codes and be approved by the plumbing inspector.
  7. Ensure cleanouts are capped and properly sealed when not in use.
  8. Contractor to verify and coordinate the final cleanout locations with the site supervisor and plumbing engineer.

SCALE @ 24" X 36"

DATE: 10-16-2024

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ARCHITECT SEAL:



**PLUMBING  
PLAN**

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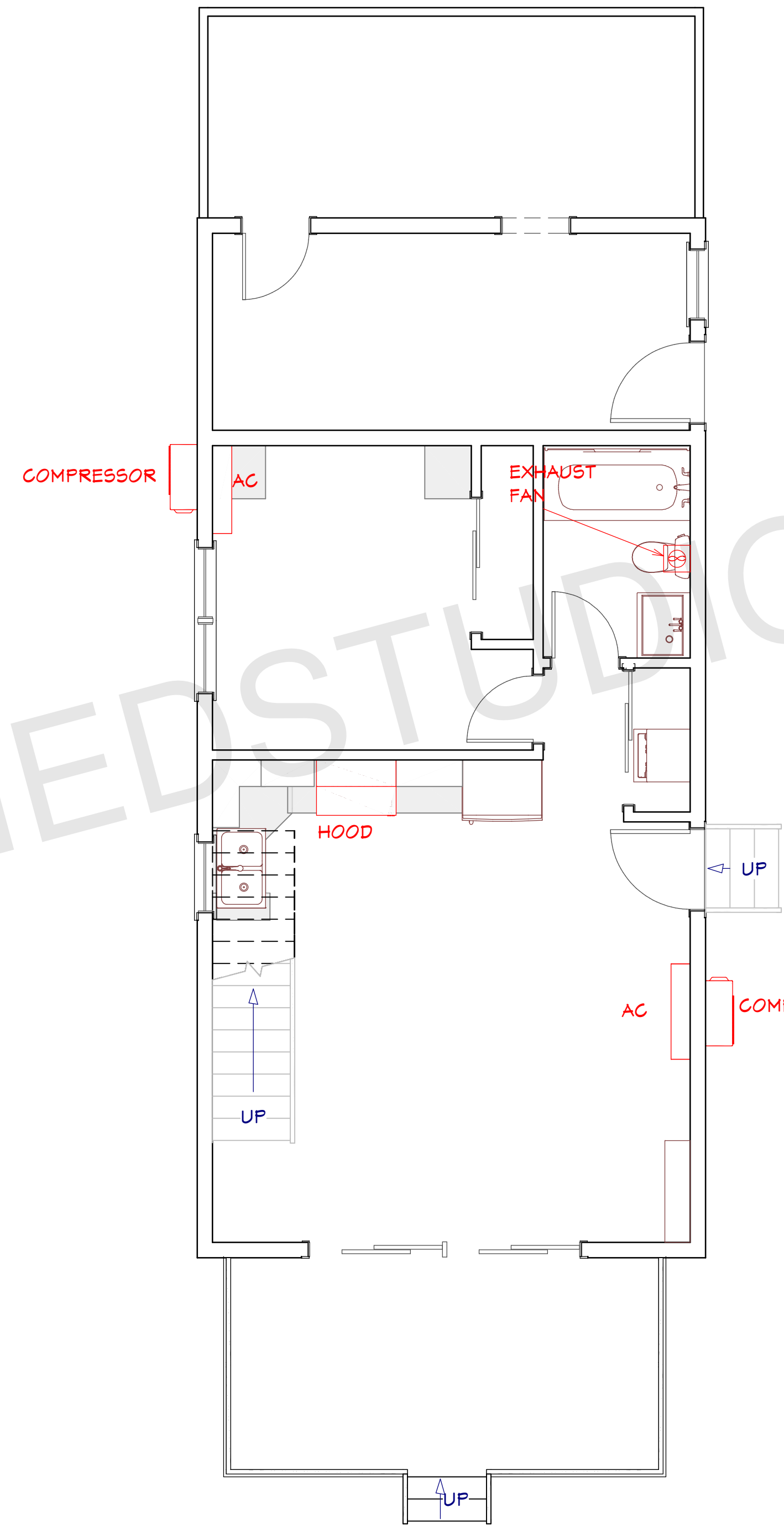


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**A10**

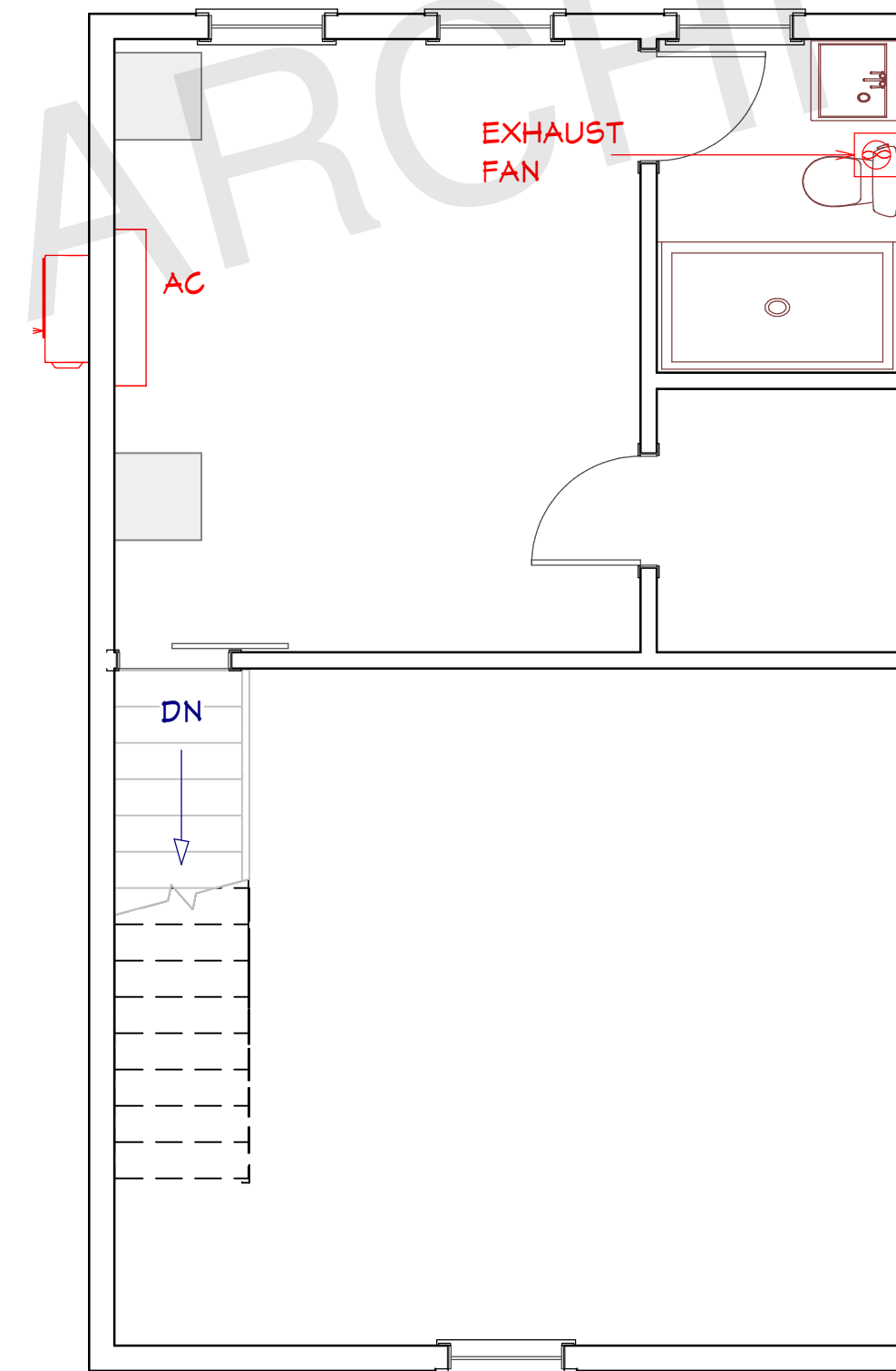


ABBREVIATIONS			
AD	ACCESS DOOR	kw	KILOWATT
AFF	ABOVE FINISH FLOOR	LAT	LEAVING AIR TEMPERATURE
AHU-X	AIR HANDLING UNIT	LBS	POUNDS
AJD	ADJUSTABLE	LD	LINEAR SLOT DIFFUSER
AOR	ARCHITECT OF RECORD	LF	LINEAR FEET
BD	BACKDRAFT DAMPER	LR	LINEAR SLOT RETURN
BOD	BASIS OF DESIGN	MA	MAKE UP AIR
BTU	BRITISH THERMAL UNIT	MAU-X	MAKE UP AIR UNIT
BTU/HR	BRITISH THERMAL UNIT PER HOUR	MAX	MAXIMUM
C/C	COOLING COIL	MBH	1,000 BTH/HR
CD	CEILING DIFFUSER	MCA	MAX. CIRCUIT AMPERAGE
CFM	CUBIC FEET PER MINUTE	MIN	MINIMUM
CLG	CEILING	MIU-X	MULTI-SPLIT INDOOR UNIT
COMP-X	COMPRESSOR	MOCP	MAX. OVERCURRENT PROTECTION
CONC	CONCRETE	MOD	MOTORIZED DAMPER
COND	CONDENSATE	MOU-X	MULTI-SPLIT OUTDOOR UNIT
CU-X	CONDENSING UNIT	MD	MANUAL DAMPER
dB	DECIBEL	NO	NORMALLY OPENED
DB	DRY BULB	NC	NORMALLY CLOSED
Ø	DIAMETER	N/A	NOT APPLICABLE
DD	DUCT MOUNTED AIR DIFFUSER	OA	OUTSIDE AIR
DN	DOWN	OC	ON CENTER
DR	DUCT MOUNTED AIR RETURN	OU-X	MINI-SPLIT OUTDOOR UNIT
DWGS	DRAWINGS	PIU-X	POWERED INDUCTION UNIT
EA	EXHAUST AIR	RA	RETURN AIR
EAT	ENTERING AIR TEMPERATURE	RG	RETURN AIR GRILLE
EDH	ELECTRICAL DUCT HEATER	RH	RELATIVE HUMDITY
EF-X	EXHAUST FAN	RPM	ROTATIONS PER MINUTE
EG	EXHAUST GRILLE	RTU-X	ROOFTOP UNIT
EOR	ENGINEER OF RECORD	SA	SUPPLY AIR
ESP	EXTERNAL STATIC PRESSURE	SF	SQUARE FEET
EX	EXISTING	SP	STATIC PRESSURE
EXH	EXHAUST	SR	SUPPLY REGISTER
FCU-X	FAN COIL UNIT	SS	STAINLESS STEEL
FD	FIRE DAMPER	TG	TRANSFER GRILLE
FSD	FIRE/SMOKE DAMPER	TYP	TYPICAL
FT	FEET	UC	UNDERCUT
H/C	HEATING COIL	UH-X	UNIT HEATER
HP	HORSEPOWER	VAV-X	VARIABLE AIR VOLUME UNIT
HP-X	HEAT PUMP	VFD	VARIABLE FREQUENCY DRIVE
HR	HOUR	W/	WITH
IN	INCHES	WET BULB	WET BULB
IU-X	MINI-SPLIT INDOOR UNIT	WC	WATER COLUMN
KEF-X	KITCHEN EXHAUST FAN	WG	WATER GAUGE



**MECHANICAL PLAN  
FIRST FLOOR**

1/4"=1'



**MECHANICAL PLAN  
SECOND FLOOR**

1/4"=1'

MECHANICAL LEGEND	
CE - 10' 500	DIFFUSER, REGISTER OR LOUVER TYPE - REFER TO THE SCHEDULE AIRFLOW (IN CFM)
AxB	RECTANGULAR DUCTWORK
ØA	ROUND DUCTWORK
[Symbol]	DUCTWORK TRANSITION
[Symbol]	TURNING VANES AT DUCT ELBOW
[Symbol]	SUPPLY DIFFUSER
[Symbol]	RETURN GRILLE
[Symbol]	EXHAUST GRILLE OR EXHAUST FAN
[Symbol]	SIDE WALL OR DUCT MOUNTED SUPPLY
[Symbol]	SIDE WALL OR DUCT MOUNTED RETURN
[Symbol]	FIRE DAMPER (RATING PER PENETRATED ASSEMBLY RATING)
[Symbol]	SMOKE DAMPER
[Symbol]	COMBINATION FIRE AND SMOKE DAMPER (RATING PER PENETRATED ASSEMBLY RATING)
[Symbol]	MANUAL VOLUME DAMPER
[Symbol]	FLEXIBLE DUCTWORK - LIMITED TO 6' LENGTH AT DIFFUSER, GRILLES AND REGISTERS
[Symbol]	THERMOSTAT - 48" A.F.F.
[Symbol]	HUMIDISTAT - 48" A.F.F.
[Symbol]	DUCT DOWN
[Symbol]	DUCT UP
[Symbol]	FLEXIBLE CONNECTION IN DUCTWORK. IF NOT SHOWN, IT SHALL BE LOCATED AT EACH DUCT CONNECTION TO MECHANICAL EQUIPMENT
[Symbol]	CONDENSATE LINE. IF NOT SHOWN, ROUTING BY CONTRACTOR TO CODE
[Symbol]	REFRIGERANT LINE SETS (SUCTION&LIQUID LINE). IF NOT SHOWN, ROUTING BY CONTRACTOR TO CODE
[Symbol]	EXTERNAL OR INTERNAL DUCT INSULATION PER SPECIFICATION

ARCHITECT SEAL:

**MECHANICAL  
PLAN**

SCALE @ 24" X 36"

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SHEET NUMBER

**E02**